

Antony Wong, Treasurer Keen Berger, Secretary Daniel Miller, Assistant Secretary

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE NEW YORK, NY 10012-1899 www.cb2manhattan.org P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org Greenwich Village * Little Italy * SoHo * NoHo * Hudson Square * Chinatown * Gansevoort Market

February 22, 2016

Meenakshi Srinivasan, Chair NYC Landmarks Preservation Commission One Centre St., 9th Floor North New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on February 18, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. *24 5th Ave. – Application is to install awnings, lighting and signage.

Whereas:

- a. The historical photographs and the current, approved existing condition on the south end of the building are one continuous awning on the Fifth Avenue side; and
- b. The building's design is absolute symmetry between the north and south portions of the facade; and
- c. The proposed three awnings are without historical reference and detract from this classic, contributing building; now

Therefore be it resolved:

That CB2, Man. recommends denial of the application



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Dear Chair Srinivasan:

At its Full Board meeting on February 18, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *26 W. 11th St. - Application is to demolish non-compliant, non-historical wood vestibule and install precast brownstone inframement; repair existing entrance, install new door, glass lights, and wrought iron rail. (corrected description)

Whereas:

- a. The existing vestibule is in violation of landmarks regulations; and
- b. The design copies intact parlor floor examples, is ill proportioned for a typical entryway exposed by removal of the stoop and stairs; and
- c. No attempt has been made so simplify the design or alter the proportions to make it suitable for the existing entryway; now

Therefore be it resolved:

That CB2, Man. recommends denial of this application.



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Dear Chair Srinivasan:

At its Full Board meeting on February 18, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *176 Bleecker St. – Application is to install a 690 sq. ft. addition at the rear yard.

Whereas:

- a. An existing tent in the rear yard used as a dining room is in violation; and
- b. The proposed addition is of reasonable depth and with a height of 9' sloping up to 13' 7" with an artist studio style skylight typical in the district; and
- c. The applicant represents that the skylight will have non-operable glazing and that steps will be taken to minimize reflection from the skylight during the day and spill of light from within in the evening; and
- d. The rear facade is in metal and glass with operable folding doors; and
- e. The addition is set back 20' from the property line; and
- f. The applicant represented that the rear yard will not be occupied for any purpose; and
- g. The addition is minimally visible from the adjacent landmarked MacDougal/ Sullivan garden over a wooden fence, presumably installed and maintained by the Garden; now

Therefore be it resolved:

That CB2, Man. recommends approval of this application



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Dear Chair Srinivasan:

At its Full Board meeting on February 18, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. *104-110 Greene St. – Application is to alter the ground floor entries, install storefront vitrines at the south bay, repair and restore storefront cornice, and install signage and lighting.

Whereas:

- a. The south entry is to be made accessible by eliminating the steps and lowering the doorway; and
- b. The north and south doorways are to be altered to match the style of the non historical style center entrance, replacing the existing wooden doors with glass doors and modifying the surround to a more contemporary style out of keeping with the building and the district and resulting in the removal of remaining historical and suitable materials; and
- c. A protruding sign band with LED lighting behind the sign and wash lighting on the sides of the entrance are out of keeping with the building and the district; and
- d. Display vitrines 39" high, 36" wide, 13.5" deep on either side of the south entrance necessitate the removal of considerable historic material and are out of keeping with the building and the district; and
- e. The entablature above the ground floor is to be restored and lit with a continuous strip of LED fixtures; and
- f. The considerable lighting system proposed is excessive and, even at a minimal level of illumination would be an eyesore and would call undue attention to itself.; now

Therefore be it resolved:

CB2, Man. recommends:

- a. Approval of the restoration of the entablature; and
- b. Approval of the alteration of the south entrance to provide accessibility provided that it is done keeping the existing look of the door and surround; and
- c. Denial of the alteration of the doorways -including the change of doors, the installation of the vitrines, and the proposed lighting plan.



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Dear Chair Srinivasan:

At its Full Board meeting on February 18, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. *134-136 Wooster St – Application is to demolish a 1-story garage building and construct new, 6-story plus penthouse, painted steel and glass commercial building with rooftop bulkheads and water tower.

Whereas:

- a. The existing non contributing garage building that has been altered for retail use is to be demolished; and
- b. A building in glass with recessed arches, which increasingly recede at each floor and diminishing ceiling heights for each floor is proposed; and c. A penthouse is set back 20' from the front facade and with stair bulkhead and typical wooden water tank on the roof is visible though not intrusive from public thoroughfares; and
- d. The applicant submitted examples of buildings from the district and referenced, in particular, Badger's cast iron catalogue, and
- d. The general appearance of the building is one of openness and lightness (lack of weight) unsuitable to the district; and
- e. The design lacks a solid base to establish how it meets the ground, the ground floor façade covers two stories, and the ratio of solid to void lacks historical reference, including examples submitted by the applicant, and is overly intrusive in the streetscape in particular and the district in general.

- f. There was considerable objection to the openness (amount of glazing in the facade) and to the water tank from the public; and
- g. There was written testimony from a member of the Committee who could not attend the meeting and oral and written testimony from the public challenging the legality of retail use of the ground floor and requesting that the application be denied on the basis of a design incorporating a non-legal use of the ground floor; and
- h. There was further testimony from the same quarters challenging the heights of various buildings both adjacent to the property and removed from it in the neighborhood referenced by the applicant as a basis for the height of the proposed building with its penthouse and rooftop appurtenances.
- h. The applicant asserted that the use reflected in the design was legal and represented that approval from necessary city agencies would be obtained before the Landmarks Commission hearing and that the measurements of other referenced buildings is accurate; and
- i. The Department of Buildings has issued a ZRD1: Zoning Resolution Determination for 134-136 Wooster Street on January 26, 2016: "The request to allow commercial uses in Use Group 6 below the floor level of the second story in M1-5A districts is hereby denied."

Therefore be it resolved:

That CB2, Man. recommends approval of the demolition of the existing building; and

That CB2, Man. recommends denial of the remainder of the application unless:

- a. The design is modified to include a substantial base, a larger ratio of solid to void in the entire facade, and shows a general regard for the proportions and weight in the cast iron buildings of the district which it purports to reference; and
- b. The building's cornice is aligned with the building at 132 Wooster Street; and
- c. The design of the first story facade is consistent with a legal use of the ground floor
- d. The modified proposal is reviewed by the CB2 Landmarks Committee and a recommendation is then made by CB2, Manhattan's Board to the Landmarks Commission prior to the public hearing before the Commission.
- Vote: Unanimous, with 35 Board members in favor.



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Dear Chair Srinivasan:

At its Full Board meeting on February 18, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. *100 W. 12th St. - Application is to install new entryway, canopy and brickwork at the front lobby facade.

Whereas:

The proposed alterations to the entry, canopy and addition of an accessibility ramp enhance the building and provide compliance with accessibility regulations; now

Be it resolved:

That CB2, Man. recommends approval of this application



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Dear Chair Srinivasan:

At its Full Board meeting on February 18, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. *21 Bleecker St. - Application is to renovate façade at street level; removal of non-historic construction, installation of new windows and entrance doors, new iron bars and gates, new sidewalk; restoration of existing cast iron column and replacement of ornamental cornice.

Whereas:

- a. The wooden facade infill to be removed is non-historical, unattractive and in poor condition; and
- b. Cast iron columns revealed by the removal of the facade are to be conserved; and
- c. A new entry door will copy in kind the existing door;
- d. A new facade on the basement and main levels is in glass and wood with a strong vertical thrust divided into a glazed bulkhead at the basement level and tall windows with transoms at the main level.
- d. Paint will be removed from the upper floor facade, windows and lintels will be replaced in kind and painted black; and
- e. A security fence with gates is necessary and in keeping with the district;
- f. The sidewalk will be repaired and, where necessary, replaced with bluestone matching existing; now

Therefore be it resolved:

That CB2, Man. recommends approval of this application



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Dear Chair Srinivasan:

At its Full Board meeting on February 18, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. *353 6th Ave. – Application is to install a new storefront, reconstruct the rear façade and construct a rooftop addition.

Whereas:

- a. Non-historic infill is to be removed and replaced by historically correct infill with bulkhead wood frames and detailing, transom, and replace missing cornice, cast iron columns revealed and restored; and
- b. Paint will be removed upper facade, fire escapes removed and existing 2 over 2 windows replaced in kind; and
- c. The rear wall removed and reconstructed in the manner of the existing wall 5' toward the front of the building to provide required air and light for residential units and existing historical iron shutters will be incorporated into new rear facade; and
- d. The roof will be lowered and flattened to the lowest existing point.
- e. A one room rooftop addition is set back 20' from the front facade, is not visible from across Sixth Avenue and is minimally visible from Washington Place; and
- f. Required roof guard rails are glass and minimally intrusive though iron may be more in keeping with the building; now

Therefore be it resolved:

That CB2, Man. recommends approval of this application



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Dear Chair Srinivasan:

At its Full Board meeting on February 18, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. *163 Mercer St. – Application is to replace light fixtures, doors, and windows on the front facade, modify existing openings and brickwork correction at the front parapet, installation of a small ADA ramp, and paint the front facade. (corrected address)

Whereas:

- a. The parapet is to be rebuild to match historical photographs; and
- b. The painting of the facade in white, replacing the upper floor windows with solid glass, enlarging the north show window to the size of the exit door at the south side, and replacing the existing center opening infill that references its use as a garage entrance with a modern, generic glass entry in the aggregate completely alter the condition and style of the building as it was at designation; and
- c. The proposed replacement of the existing lighting with LED fixtures further compromises the recent historical condition; and
- d. The proposed blade sign is appropriate for the building and the district and conforms to landmarks regulations; and
- e. An accessibility ramp of minimal height and width is proposed; now

Therefore be it resolved:

That CB2, Man. recommends:

- a. Approval of the restoration of the parapet and the blade sign, and the ramp and
- b. Recommends denial of the painting of the facade, proposed replacement of infill and enlargement of the window and the lighting all of which serve no useful preservation purpose and are out of keeping with the building and the district.



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Dear Chair Srinivasan:

At its Full Board meeting on February 18, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. *31 Charlton St. – Application is to restore brick front facade, install new windows, restore cornice, and refurbish entry railing and all decorative grilles; relocate front facade first floor windows, entry door, and stoop, front areaway excavation, and an enlarge rear facade with rear yard excavation.

Whereas:

- a. The windows and brownstone will be replaced with copies of originals
- b. The areaway and certain windows will be altered to align with #33 and though it alters the original design is not objectionable; and
- c. A historically referenced appropriate rear extension is 17' deep at the basement and first floor levels leaving remaining open garden depth of 40'9"; now

Therefore be it resolved:

That CB2, Man. recommends approval of this application



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Dear Chair Srinivasan:

At its Full Board meeting on February 18, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. *66 Bedford St. – Application is to replace entry details to match adjacent properties, replace existing wood cornice in kind, and addition of a 57 square-foot greenhouse addition in rear yard.

Whereas:

- a. The entry to be restored to original design matching pristine #64 which was built as a twin; and
- b. The rear yard extension is, in principal, enclosure of an existing rear deck similar to the extension recently approved # 64 and is minimally visible; now

Therefore be it resolved:

That CB2, Man. recommends approval of this application.



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Dear Chair Srinivasan:

At its Full Board meeting on February 18, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. *159 West 10th Street (a/k/a 188 Waverly Place) – Julius' Bar. Site of the first planned act of civil disobedience for LGBT rights

A resolution requesting LPC to move forward and designate this building as an Individual Landmark

Whereas, 159 West 10th Street is by many accounts the oldest gay bar in New York City history and the oldest continuously operating bar in New York City (since 1864); and

Whereas, on April 21, 1966 three gay men from the New York City Mattachine Society, an organization dedicated to promoting gay rights, organized a "Sip-In" to challenge the State Liquor Authority's discriminatory regulations; and

Whereas, this protest led to the 1967 state court ruling that reversed years of discrimination and became a key catalyst in the eventual gay rights movement beginning in 1969; and

Whereas, this action is considered by most accounts the very first planned act of civil disobedience on behalf of LGBT rights; and

Whereas, the building is intact and substantially in the same condition from the 1960's; and

Whereas, although Julius' Bar is located within the Greenwich Village Historic District, the designation report makes no note of its significance to cultural and civil rights history and as a result enjoys no formal recognition or protection from the Landmarks Preservation Commission on the basis of its LGBT history; and

Whereas, Greenwich Village and CB2, Man. contain many sites of great significance to the history of the LGBT rights movement, few of which have received the formal recognition from the Landmarks Preservation Commission they deserve; and

Whereas, the 50th anniversary of this important civil rights event is approaching; and

Whereas, the Greenwich Village Society for Historic Preservation has requested that the LPC designate this site as well as several other sites in CB 2 as landmarks based upon their significance to LGBT history; and

Whereas, the NYSHPO has already determined the site eligible for the State and National Registers of Historic Places based upon this history and the intact condition of the building and the bar;

Therefore, be it resolved that CB2, Man. Recommends that LPC designate 159 West 10th Street as an Individual Landmark, and

Therefore be it further resolved that CB2, Man. Recommends doing so in time to mark the 50th anniversary of the 1966 "Sip-In" this April.

Please advise us of any decision or action taken in response to this resolution.

Sincerely,

Chenault Spence

Chenault Spence, Chair Landmarks & Public Aesthetics Committee Community Board #2, Manhattan

CS/fa

c:

Tobi Bergman, Chair Community Board #2, Manhattan

Hon. Jerrold L. Nadler, Congressman
Hon. Brad Hoylman, NY State Senator
Hon. Daniel L. Squadron, NY State Senator
Hon. Deborah J. Glick, Assembly Member
Hon. Sheldon Silver, Assembly Member
Hon. Gale A, Brewer, Man. Borough President
Hon. Corey Johnson, Council Member
Hon. Margaret Chin, Council Member
Hon. Rosie Mendez, Council Member
Lauren George, Director of Government & Community Relations, Landmarks Preservation Commission
Emily Rich, Public Information Officer, Landmarks Preservation Commission